

## The invisible army....

The land attack is mounted. The troops are camouflaged with soil and have dirt all over their faces. Their trenches run deep and go subterranean. They build ladders, earthen tunnels, and tubes to reach high above the ground.

Another brigade begins aerial attacks. They fly en masse and literally swarm in on buildings. Even the best defenses are vulnerable to the air-to-land invasions.

This is the Southern California War. The enemies are the subterranean and dry-wood termites. The battleground is your home. Once the invasion has begun, the heroes are the pest control companies. Most homes today are inspected for termites and other wood-destroying organisms during the escrow process. It is not a state law that a home must be inspected; however, most lenders require the inspection. The loan company wants to know that their collateral for the loan is sound and free of termites.

Choosing a pest control company is best accomplished by reputation and referral. Once a company is selected, then the homeowner is best advised to take an hour off work and accompany the inspector. By being present for the inspection, a reputable inspector will be able to show you areas of concern, ask you to make an area more accessible, and recommend specific remedies for the infestations. The inspector will ex-



### EAST COUNTY REAL ESTATE

BY JEFF CAMPBELL

plain to you what areas you can repair yourself, the warranty limits on owner repairs, and the best way to eradicate termites, (freezing, heat, electrocution, gas, and chemical methods.)

The inspector also looks for other wood-destroying organisms besides termites. You will receive a report on evidence of wood, fungus, dry rot, carpenter ants, wood beetles and active water leaks as seen during the inspection. Perhaps a better name for the inspection would be the "anything-that-will-damage-your-wood-inspection."

Typically, the search for infected wood is broken down to active infestation (section one) and that which could lead to active infestation (section two). Examples of section two findings are cellulose debris under a raised foundation house (such as stacked newspapers and cardboard boxes), soil sloping toward the home causing water to drain toward the foundation, and stacked firewood against the house. The written report you receive indicates both sectional findings.

Remember to ask a friend and your Realtor for a recommendation of a reputable pest control company. Although the inspector can't keep your teenagers from eating you out of house and home, they can keep the termites from doing the same.

Jeff Campbell is a full-time Realtor with Century 21 All Service Realtors in East County and can be reached at 800-782-5510 and 619-445-3322.

## ANGLER

Continued from page 1

ing terrific already."

Fishing is a great family sport, one of the reasons Henson and his family enjoy it. "It's wonderful to take your family on a weekend campout and enjoy the fresh air, quality time together and catching fish." When not fishing with their kids, Jamie, 11, and Justin 15, Henson and wife Pam are giving seminars, doing radio talk shows about the sport or competing in tournaments.

Henson suggests that, if families are looking for a sport to introduce their children to, fishing is a good one. A beginner can walk into the store and leave ready to fish for about \$75 excluding licenses and permits.

Angler's Edge accepts major credit cards, has gift certificates, and maintains a customer mailing list for

notification of sales and seminars offered. It's open Monday, Thursday and Friday, 5 a.m. to 6 p.m., Tuesday and Wednesday, 7 a.m. to 6 p.m., Saturday, 5 a.m. to 5 p.m., and Sunday, 5 a.m. to 4 p.m. The Angler's Edge is located at 10137 Maine Ave., Lakeside, 938-0020.

## Free admission offered at state parks

SACRAMENTO — Coupons are available at local libraries for free day use visits to state parks in observance of California State Parks Month throughout most of May. For more information, one may call (800) 777-0369.

## Wellness Community offers cancer seminar

LA MESA — Learn about what research tells us about how emotional support makes a difference in quality of life and how it may affect the outcome of a cancer diagnosis. Thursday, May 6, 5-7 p.m. at the Grossmont Cancer Center. For more information, one may call 467-1065.

# Lemon Grove THE REVIEW

## East County Real Estate & Business

Vol. 51, No. 70

Tuesday, May 4, 1999

Bulk Mail  
Permit No. 17  
Alpine CA  
91901

## A good catch for Lakeside

By Diana Saenger

What kind of business would be open at five o'clock in the morning? Anyone up for fishing? Angler's Edge, a new Lakeside bait and tackle store that opened in February has everything a fisherman could possibly want plus an experienced sales team that know their product. "My dad started me fishing up in the Sierras when I was a boy," said store manager Larry Henson. "I've been fishing lakes and streams ever since."

Henson and his wife Pam, who also works at the store, used to operate their own bait and tackle store and are both bass tournament fishermen that hold a high standing in the San Diego Region Team Tournament events. Other employees at Angler's Edge, Don Asper, Price Ruhl, Adam Huber and Leonard Mallott all have an equal knowledge of the fishing industry.

"All of us have fished most lakes and regions around the country or know where to find out any information a customer wants," Henson said. "We can help with basics like how to tie a knot or what kind of equipment someone might want depending on where they want to fish." The staff boasts knowledge of ocean and bay fishing, too.

Angler's Edge looks like something out of *Sportsmen Digest*. The store is huge, modern and full of accessories. "People are a little surprised when they walk in that the paint isn't peeling off the walls," remarked Henson. "We're proud of the store and feel we have the best products and services in the country."



Photos by Diana Saenger  
Larry Henson, Price Ruhl, and Don Asper, are salesmen at Angler's Edge who know their stuff when it comes to fishing.

Shelves are lined with items such as apparel, boots, knives, sinkers, hooks of all sizes and colors, maps, nets, and convenient and organized pull-out trays full of lures and supplies. Reels, ranging from \$9.99 to \$279, include the brands Newell, Penn, Shimano, Calcutta, Sienna and Diawna. Poles offer brands from Loomis Rods, Castaway, Falcon, Calstar, Shimano and Fenwick and range from \$14.99 to \$380.

A popular feature in the store is the fresh and salt-water live bait tanks that hold shiners, water dogs, crayfish and mealworms. "We have an apparatus that shoots oxygen into the bait bags that keeps the bait fresher," said Henson.

Doug Drover of Drover's Alpine Fisheries, a wholesale supplier and owner of the Angler's Edge, decided to open the Lakeside store when another bait shop closed their doors. "When the other store went bankrupt it left a void in the East County bait supply and also a deficit in our business since we supply wholesale to retail outlets," Drover said. "Lakeside is a great location and the business is doing."

See ANGLERS back page

## TopMark's Domaine books 13 reservation

EL CAJON — A brisk kickoff of preview sales was registered at Domaine, TopMark's latest community at Steele Canyon Country Club in East County, with some 200 visitors and 13 sales reservations the first weekend. Phase one comprises only 14 homes.

"With the current dearth of upscale new communities in East County, prospective buyers were enthusiastic about both the plans and location of Domaine," said Pat McCardle, president of TopMarks Communities. "With only 31 homes planned, we anticipate a complete sellout when we release our second and final phase in late summer."

Priced \$430,000 to \$490,000, Domaine offers four new home plans by Gold Nugget Award-winning Case Group Architects, with 3,065 to 3,398 square feet on one and two levels. There are three and four bedrooms (with office/den options), 2 and 3 and one half baths, family centers, nooks, formal

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2-MAY 4, 1999

## PUBLIC NOTICES

## •El Cajon•

**NOTICE OF TRUSTEES' SALE** T.S. No. 1015180-01 APN 483 330 33-00 TR 03188 Loan No. Katoulla REF. Farez Katoulla IMPORT/EXPORT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 22, 1989. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 18, 1999 at 10:00 A.M. Oak Tree Escrows, Inc., a California corporation as duly appointed trustee under and pursuant to Deed of Trust recorded February 24, 1989, as inst. No. 89-094472 of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Farez Katoulla and Sana Katoulla husband and wife as joint tenants will sell at public auction to highest bidder for cash cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank will be held at the entrance to the East County Regional Center by statute, 250 East Main Street, El Cajon, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as completely described in said deed of trust, to wit: address and other common designation, if any, of the real property described above is purported to be 126-128 E. Madison Avenue, El Cajon, CA 92021. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, condition or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust to wit: \$199,247.31, with interest thereon from 07/24/1989 at 10.00% per annum as provided in said note(s) plus costs and any advances with interest ESTIMATED TOTAL DEBT \$219,125.44. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Election to Sell to the undersigned and said notice of Default and Election to Sell to be recorded in the county where the real property is located. For sales information, Mon-Fri 9:00am to 4:00pm (619)590-9200 Oak Tree Escrows, Inc. C/O Western Reconciliation Corp., P.O. Box 22004, El Cajon, CA 92022-9004 (619)590-9200. Dated April 21, 1999. Trustee Sale Officer Caroline R. Hawkins. Ext. 3021 04/27 05/04 11/99 R 64183.

**NOTICE OF TRUSTEES' SALE** APN# 514-051-12 TRUSTEE SALE NO.: A94301, PIATT YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED AS SHOWN BELOW, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, interest thereon, fees, charges, and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be as set forth below. The amount may be greater on the day of sale. Trustor: JOHN PIATT, A WIDOWER Duly Ap-

pointed Trustee: PRESIDIO MORTGAGE, INC., A CALIFORNIA CORPORATION Trust Deed Date: 09/25/98 Recording Date: 09/30/98 Instrument Number: 1998-0627416 Recorded in County of: SAN DIEGO, State of California Date and Time of Sale: 05/11/99 at 10:00 A.M. Place of sale: AT THE FRONT ENTRANCE OF 220 W BROADWAY, SAN DIEGO, CALIFORNIA, Estimated Sale Amount: \$74,871.68 Legal Description of Property: PARCEL 1 OF PARCEL MAP NO. 18080 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 28, 1998. Street Address of Property: (or Other Common Designation, if Any) The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the Trustee within 10 days of the date of first publication of this Notice of Sale. DATE: April 15, 1999 PRESIDIO MORTGAGE, INC., A CA CORP AS SAID TRUSTEE P.O. BOX 9208, RANCHO SANTA FE, CA 92067 (619) 759-9090 BY: JAMES A. TONDELLI, PRESIDENT AUTHORIZED SIGNATURE QPP 35833 4/20, 4/27, 5/4/99

Notice of Trustee's Sale Loan No. 11652898 T.S. No. 99-67526CA FHA/VA No. You are in default under a Deed of Trust dated September 16, 1998. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceeding against you, you should contact a lawyer. On May 11, 1999, as duly appointed trustee under and pursuant to Deed of Trust recorded 9:24:38, as inst. No. 1998-0610489 Page 980 of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Byron C. Ducharme, an unmarried man as Trustor, will sell at public auction to highest bidder for cash, payable at time of sale, to wit: address and other common designation, if any, of the real property described above is purported to be 311 Jamacha Road, El Cajon, California, 92019. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said deed of trust with interest thereon as provided in said note(s), advances, if any, under the terms of said Deed of Trust, interest thereon, fees, charges, and expenses of the trustee and of the trustee created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonably estimated costs, expenses, and advances at the time of initial publication of the notice of sale is \$172,564.22. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand For Sale, and a written notice of default and election to sell. The undersigned caused said notice of Default and Election to Sell to be recorded in the county where the real property is located. This is an attempt to collect a debt and any information obtained will be used for that purpose. Date: 12/4/98 99 Advanta Nominee Services, Inc. Trustee by Specialized Inc. as Agent for said Trustee 4180 Via Real Blvd. Carlsbad, CA 92008 (805) 434-1424 (805) 434-9430 By: Trustor: Trustee: Sales Officer: P119244 4/20 4/27 5/4/99

## •Lakeside•

**NOTICE OF TRUSTEES' SALE** T.S. No. CC-4452-C Loan No. 000988264-7 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/6/89. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, interest thereon, fees, charges, and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be as set forth below. The amount may be greater on the day of sale. Trustor: JOHN PIATT, A WIDOWER Duly Ap-

pointed Trustee: PRESIDIO MORTGAGE, INC., A CALIFORNIA CORPORATION Trust Deed Date: 09/25/98 Recording Date: 09/30/98 Instrument Number: 1998-0627416 Recorded in County of: SAN DIEGO, State of California Date and Time of Sale: 05/11/99 at 10:00 A.M. Place of sale: AT THE FRONT ENTRANCE OF 220 W BROADWAY, SAN DIEGO, CALIFORNIA, Estimated Sale Amount: \$74,871.68 Legal Description of Property: PARCEL 1 OF PARCEL MAP NO. 18080 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 28, 1998. Street Address of Property: (or Other Common Designation, if Any) The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the Trustee within 10 days of the date of first publication of this Notice of Sale. DATE: April 15, 1999 PRESIDIO MORTGAGE, INC., A CA CORP AS SAID TRUSTEE P.O. BOX 9208, RANCHO SANTA FE, CA 92067 (619) 759-9090 BY: JAMES A. TONDELLI, PRESIDENT AUTHORIZED SIGNATURE QPP 35833 4/20, 4/27, 5/4/99

## •Lemon Grove•

CITY OF LEMON GROVE  
NOTICE ADVERTISING FOR PROPOSALS

Sealed proposals will be received at Lemon Grove City Hall located at 3232 Main Street, Lemon Grove, California, up to the hour of 10:00 a.m., on the 18th day of May for performing work as follows:

KEMPFF STREET SIDEWALK, PROJECT  
CONTRACT NO. 98-21  
PROJECT DESCRIPTION:

The work to be done consists of furnishing all materials, equipment, tools, supervision, labor and incidentals required to complete the above stated project. The work consists of installing sidewalk, driveways, curbs and gutters along Kempff Street.

This project has a goal of (2) percent Disabled Veteran Enterprises (DVE) participation. The bids received will be publicly opened and read at City Hall, 3232 Main Street, Lemon Grove, CA 91945, at the time stated above. Award shall be made by the City Council at a meeting subsequent to the date above set for the opening of bids. The bid package may be examined at the Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA. Copies of the bid package and specifications may be obtained by calling Scantech, Inc. at (619) 495-0727 and picking them up at 7283-H Engineer Road, San Diego, CA 92111 for a non-refundable charge of approximately \$20.00. The mailing fee is dependent on the desired method of delivery. All Bidders should direct their questions during the bidding period to Carmen Kasner, John Powell & Associates, Inc. at (760) 753-1120.

All work must be completed in 45 days after the commencement date stated in the Notice to Proceed. No bid will be accepted from a Contractor who has not been licensed in accordance with the provisions of Chapter 9, Division III of the Business and Professions Code. The Bidder for this Contract must possess a valid General Engineering Contractors 'A' License. The successful Bidder must have a City of Lemon Grove Business License prior to commencement of work. The City Council of Lemon Grove hereby notifies all Bidders that it will affirmatively insure any contractor entered into pursuant to this advertisement for bids and that minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award. It should be noted that the wages paid to all workers employed on this project by the Contractor or

any subcontractor under him shall not be less than the wages specified in the general Wage Determinations issued under the Davis-Bacon and Related Acts dated March 12, 1999.

In case of conflict between the State Prevailing Wages and the Federal Prevailing Wages, the Bidder shall use the higher of the two wage rates.

The State Prevailing Wage Rate Scale is the most recent General Prevailing Wage Determination Made By the Director of Industrial Relations Pursuant to California Labor Code Division 2, Chapter 1, Part 7, Article 2, 3, and 5. It shall be the responsibility of the Prime Contractor to comply with the Federal Fair Labor Standards or the California Labor Code, whichever is higher. Sections of the California Labor Code shall include, but are not limited to, Section 1776 and 1777.5.

Funds for this project will be provided through the Federal Community Development Block Grant (CDBG) program. CDBG funds constitute 25 percent of the total budget.

Not less than the general prevailing wages, as determined by the Director of Industrial Relations or the Federal minimum wages as determined by the Secretary of Labor, whichever is higher, shall be paid by the Contractor and its Subcontractors to all workers employed on the project.

## COPY OF THE PREVAILING WAGE RATES SHALL BE POSTED ON THE JOB SITE BY THE CONTRACTOR

OVERTIME AND HOLIDAY WORK: time and one-half for all overtime, except Sundays and holidays, which are double time. The holidays upon which double time rates shall be paid shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification or type of workman employed on the project.

Payment of travel and subsistence payments to each workman needed to execute the work provided for herein shall be made, as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed with the Department of Industrial Relations in accordance with Section 1773.8 of the Labor Code of the State of California.

Information relative to the number of apprentices, identifications, wages, hours of employment, and standards of working conditions shall be obtained from the Director of the Department of Industrial Relations, who is the Administrative Officer of the California Apprenticeship Council, P.O. Box 603, San Francisco, CA 94101.

The City Council of the City of LEMON GROVE, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 C.F.R., Part 8), issued pursuant to such Act, hereby notifies all Bidders that it will affirmatively insure that the contract entered into pursuant to this advertisement will be awarded to the lowest responsible Bidder without discrimination on the grounds of race, color, or national origin.

The City Council reserves the right to reject any and all bids, any combination of bids, or any informality in a bid. Bids must be accompanied by a 10% bid bond as specified in Section 1, General Information for Bidders of the documents. No Bidder may withdraw his bid without forfeiture of his bid bond within sixty (60) days after the actual date of the bid opening.

Prospective Bidders are hereby directed to pay particular attention to the applicable section in the specifications for full directions and requirements as to submittal of bids, bonds and agreements. Charles Stuck, Public Works Director, City Engi-

neer. The City of Lemon Grove complies with the Americans with Disabilities Act. If you require reasonable accommodations for this bid opening, contact the City Clerk's Office, (619) 464-6934, at least 48 hours prior to the scheduled opening.

Lemon Grove Review  
April 27 & May 4, 1999

CITY OF LEMON GROVE  
NOTICE ADVERTISING FOR PROPOSALS

Sealed proposals will be received at Lemon Grove City Hall located at 3232 Main Street, Lemon Grove, California, up to the hour of 11:00 a.m., on the 18th day of May for performing work as follows:

1999 STREET RESURFACING PROJECT  
CONTRACT NO. 99-07

PROJECT DESCRIPTION: The work to be done consists of furnishing all materials, equipment, tools, supervision, labor and incidentals required to complete the above stated project. The work consists of street resurfacing on Broadway, installation of bicycle lanes on Broadway, crack sealing and slurry sealing at locations throughout the City.

This project has a goal of (2) percent Disabled Veterans Business Enterprises (DVE) participation. The bids received will be publicly opened and read at City Hall, 3232 Main Street, Lemon Grove, CA 91945, at the time stated above. Award shall be made by the City Council at a meeting subsequent to the date above set for the opening of bids.

The bid package may be examined at the Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA. Copies of the bid package and specifications may be obtained by calling Scantech, Inc. at (619) 495-0727 and picking them up at 7283-H Engineer Road, San Diego, CA 92111 for a non-refundable charge of approximately \$25.00. Full size drawings are available for \$10.00. The mailing fee is dependent on the desired method of delivery. All Bidders should direct their questions during the bidding period to Carmen Kasner, John Powell & Associates, Inc. at (760) 753-1120.

All work must be completed in fifty calendar days after the commencement date stated in the Notice to Proceed. No bid will be accepted from a Contractor who has not been licensed in accordance with the provisions of Chapter 9, Division III of the Business and Professions Code. The Bidder for this Contract must possess a valid Earthwork and Paving Contractors 'C-12' License. The successful Bidder must have a City of Lemon Grove Business License prior to commencement of work.

The City Council of Lemon Grove hereby notifies all Bidders that it will affirmatively insure any contractor entered into pursuant to this advertisement for bids and that minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award. It should be noted that the wages paid to all workers employed on this project by the Contractor or any subcontractor under him shall not be less than the wages specified in the general Wage Determinations issued under the Davis-Bacon and Related Acts dated March 12, 1999.

In case of conflict between the State Prevailing Wages and the Federal Prevailing Wages, the Bidder shall use the higher of the two wage rates. The State Prevailing Wage Rate

Scale is the most recent General Prevailing Wage Determination Made By the Director of Industrial Relations Pursuant to California Labor Code Division 2, Chapter 1, Part 7, Article 2, 3, and 5. It shall be the responsibility of the Prime Contractor to comply with the Federal Fair Labor Standards or the California Labor Code, whichever is higher. Sections of the California Labor Code shall include, but not be limited to, Section 1776 and 1777.5.

Funds for this project will be provided through the Federal Community Development Block Grant (CDBG) program. CDBG funds constitute 25 percent of the total budget.

Not less than the general prevailing wages, as determined by the Director of Industrial Relations or the Federal minimum wages as determined by the Secretary of Labor, whichever is higher, shall be paid by the Contractor and its Subcontractors to all workers employed on the project.

## COPY OF THE PREVAILING WAGE RATES SHALL BE POSTED ON THE JOB SITE BY THE CONTRACTOR

OVERTIME AND HOLIDAY WORK: Time and one-half for all overtime, except Sundays and holidays, which are double time. The holidays upon which double time rates shall be paid shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification or type of workman employed on the project.

Payment of travel and subsistence payments to each workman needed to execute the work provided for herein shall be made, as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed with the Department of Industrial Relations in accordance with Section 1773.8 of the Labor Code of the State of California.

Information relative to the number of apprentices, identifications, wages, hours of employment, and standards of working conditions shall be obtained from the Director of the Department of Industrial Relations, who is the Administrative Officer of the California Apprenticeship Council, P.O. Box 603, San Francisco, CA 94101.

The City Council of the City of LEMON GROVE, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 C.F.R., Part 8), issued pursuant to such Act, hereby notifies all Bidders that it will affirmatively insure that the contract entered into pursuant to this advertisement will be awarded to the lowest responsible Bidder without discrimination on the grounds of race, color, or national origin.

The City Council reserves the right to reject any and all bids, any combination of bids, or any informality in a bid. Bids must be accompanied by a 10% bid bond as specified in Section 1, General Information for Bidders of the documents. No Bidder may withdraw his bid without forfeiture of his bid bond within sixty (60) days after the actual date of the bid opening.

Prospective Bidders are hereby directed to pay particular attention to the applicable section in the specifications for full directions and requirements as to submittal of bids, bonds and agreements. Charles Stuck, Public Works Director, City Engineer.

The City of Lemon Grove complies with the Americans with Disabilities Act. If you require reasonable accommodations for this bid opening, contact the City Clerk's Office, (619) 464-6934, at least 48 hours prior to the scheduled opening.

Lemon Grove Review  
April 27 & May 4, 1999

LOAN 10-0757  
OTHER 183941-5  
TS 5383 JKE  
AP NUMBER 577-260-38-00

## NOTICE OF TRUSTEES' SALE

UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED October 14, 1991, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

NOTICE is hereby given that STATEWIDE GROUP INC. DBA STATEWIDE FORECLOSURE SERVICES, a California corporation as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by CRAIG ORLAND LAKE AND RITA LAKE, HUSBAND AND WIFE AS JOINT TENANTS

Recorded on 10/29/1991 as Instrument No. 1991-0557747 in Book Page of official records in the office of the County Recorder of SAN DIEGO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 01/11/1999 in Book Page of said Instrument No. 1999-005168 of said Official Records WILL SELL ON 05/11/1999 at SOUTH ENTRANCE TO COUNTY COURTHOUSE 220 WEST BROADWAY SAN DIEGO, CA at 10:00 A.M. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State and described as follows: As more fully described under said Deed of Trust - APN 577-260-38-00.

The street address and other common designation, if any, of the real property described above is purported to be 1524 SKYLINE DRIVE, LEMON GROVE, CA 91945.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$62,128.95. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note. Fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

Dated 04/13/1999  
STATEWIDE GROUP INC., as said Trustee  
DBA STATEWIDE FORECLOSURE SERVICES  
4355 RUFFIN ROAD, SUITE 110  
SAN DIEGO, CA 92123-4307  
(619) 571-7862  
JANET EDWARDS, Trustee  
VICE PRESIDENT

Lemon Grove Review  
April 20, 27 & May 4, 1999

\$25!!

Publishes  
your  
Fictitious  
Business  
Name  
in  
East County  
Community  
Newspapers:

P.O. Box 1089,  
Alpine, CA  
91903



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PUBLIC NOTICES

• La Mesa •

**NOTICE OF TRUSTEES' SALE**  
Trustee Sale No. 1849-98 Title Order  
No. 8970657 Reference No.  
PROCHAZKA APN No 486-670-34-18  
YOU ARE IN DEFAULT UNDER A  
DEED OF TRUST DATED 09/06/95  
UNLESS YOU TAKE ACTION TO  
PROTECT YOURSELF, YOUR ESTATE  
OR THAT OF A PUBLIC SALE. IF YOU  
WANT AN EXPLANATION OF THE  
NATURE OF THE PROCEEDINGS  
AGAINST YOU, YOU SHOULD CON-  
TACT A LAWYER. On 05/26/99 at 1:00  
PM **Southern California Mortgage**  
Service as the duly appointed Trustee  
under and pursuant to Deed of Trust  
No. 1849-98 (This Document No. 8970657-  
0955-0418447 Book Page ) or  
Official Records in the Office of the  
Recorder of San Diego County, Califor-  
nia executed by Paula Prochazka  
Cumow who acquired title as Paula J.  
Prochazka as Trustee/Wilson Frank &  
Associates, Inc. Purchaser of the  
Property. The Trustee will sell at  
public auction to the highest bidder for  
cash (payable at time of sale in lawful  
money of the United States, by cash,  
a cashier's check drawn by a state or  
national bank, a check drawn by a state  
or federal credit union, or a check drawn  
by a state or federal savings and loan  
association, a savings association, or  
savings bank specified in section 5102  
of the Financial Code and authorized to  
do business in this state.) At The  
south entrance of the County Court-  
house, 220 West Broadway, San  
Diego, CA 92101, at 11:00 AM, on  
and interest thereon to be held by  
under said Deed of Trust in the property  
situated in said County, California  
describing the land therein: **PARCEL 1:**  
An undivided 1/36th interest in and to  
Lot 1 of Greenleaf Terrace, La Mesa  
Tract 74.7 in the City of La Mesa,  
County of San Diego, California, and  
interest therein, as more fully de-  
scribed on Map thereof No. 8012  
filed in the Office of the County Re-  
corder of San Diego County, September  
4, 1974. Excepting therefrom the  
following. All units as shown upon the  
Smoke Tree Amended Condominium  
Plan recorded April 25, 1985 as  
75% of Official Records of San Diego  
County, California. **PARCEL 2:**  
Unit 18 as shown on the Condominium  
Plan above referred to. The property  
heretofore described is being sold "as  
is". The street address and other  
property designation of any of the  
properties described above is purported to  
be: 6050 Henderson Drive #18, La  
Mesa, CA 91941. The undersigned  
Trustee disclaims any liability for any  
incorrectness of the street address and  
other common designation of any  
property described above, which may  
show without covenant or warranty,  
expressed or implied regarding title,  
possession or encumbrances to pay  
the remaining principal sum of the  
note(s) secured by said Deed of Trust  
with interest thereon, as provided in said  
Deed of Trust, and/or any under the  
terms of the Deed of Trust, estimated  
fees, charges and expenses of the  
Trustee and of the trusts created by said  
Deed of Trust to wit: \$26,525.00.  
Estimated Accrued Interest and/or  
additional advance of any will increase  
the sum due prior to sale. The beneficiary  
under said Deed of Trust heretofore  
executed and delivered to the undersig-  
ned a written Declaration of Default  
and Demand for Sale, and a written  
Notice of Default and Election of Sale.  
The undersigned Trustee and Notice of  
Default and Election to Sell to be  
relocated in the county where the re-  
property is located and more than three  
months have elapsed since such  
recording. **Southern California**  
**Mortgage Service** as Trustee  
Pamela Canyon Road, Suite 201, San  
Diego, CA 92123 Telephone: (619) 594-  
2680 Fax: (619) 594-2681 Wendy Sha-  
Zamor, Trust Officer 04/28/99 ASAP35672  
05/26/99 05/11/99

## NOTICE OF TRUSTEE'S SALE T.S. #

26759-07 YOU ARE IN DEFAULT  
UNDER A DEED OF TRUST, DATED  
4/25/96, UNLESS YOU TAKE ACTION  
TO PROTECT YOUR PROPERTY,  
IT MAY BE SOLD AT A PUBLIC SALE.  
IF YOU NEED AN EXPLANATION OF  
THE NATURE OF THE PROCEEDING  
AGAINST YOU, YOU SHOULD CONSULT  
A FACT LAWYER. ON 5/24/99, AT  
12:00 PM, TITLE TRUST DEED SER-  
VICE COMPANY, A CALIFORNIA  
CORPORATION, as duly appointed  
Trustee under and pursuant to Deed of  
Trust recorded 5/6/96, as Instrument  
No.1996-0229864, in book #\_\_\_, page #\_\_\_  
of Official Records in the office of the  
County Recorder of SAN DIEGO  
County, State of California, and PHOEBE  
D. STEWART, HUSBAND and WIFE,  
WILL SELL AT PUBLIC AUCTION TO  
THE HIGHEST BIDDER FOR CASH  
(payable at time of sale in lawful money  
of the United States) AT: AT THE EN-  
TRANCE TO THE CITY HALL EAST  
300 NORTH COAST HIGHWAY  
OCEANSIDE, CA. All right, title and  
interest conveyed to and now held by  
under said Deed of Trust in the State of  
California, and in the County of San  
Diego, as APN #041-530-026 of the  
street address and other common de-  
signation, if any, of the real property de-  
scribed, is purported to be 3636  
SUMMIT CIRCLE LA MESA, CA  
91941. The undersigned Trustee de-  
clains any liability for any inaccuracy  
of the street address and other com-  
mon designation, if any, shown here

Said sale of property will be made "as is" stand condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s); advances, any, under the terms of said Deed of Trust; fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the note(s) secured by the Deed of Trust, sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$190,056.42. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. ANY FURTHER INFORMATION EXPECTED OPENING BID MAY BE OBTAINED BY CALLING THE FOLLOWING TELEPHONE NUMBER ON THE DAY BEFORE THE SALE: (818) 906-1974, Date 5-4-99 TITLE TRUST DEED SERVICE COMPANY A CALIFORNIA CORPORATION, KELLY J. ESPINOZA, Authorized Signatory, Address 16633 Ventura Blvd, Suite 1000, Encino, California 91436 Phone (818) 986-8966. We are assisting in the sale of the property. If you have any information that obtain will be used for that purpose whether received orally or in writing, CC296663 5/4, 5/1, 5/18/1999

Escrow No. T-5097-J

**NOTICE TO CREDITORS  
OF BULK SALE  
(UCC Sec. 6105)**

NOTICE IS HEREBY GIVEN that a  
bulk sale is about to be made.

The name(s) and business address of the seller is/are: FRANK ARTZER AND POLLYANN ARTZER, 4231 Spring Street, La Mesa, CA 91941

Doing business as: GROSS  
MONT CLEANERS

All other business name(s) and address(es) used by the seller(s) within the past three years as stated by the seller(s), are: (If none, so state): None

The location in California of the  
chief executive office of the seller is  
Same as above

The name(s) and business address of the buyer(s) is/are: UN SU  
LEE, 4231 Spring Street, La Mes  
CA 91941

The assets being sold are generally described as: All stock in trade, fixtures, equipment, tradenames, goodwill, lease, leasehold improvement and covenant not to compete and are located at: 4231 Spring Street, La Mesa, CA 91941

The bulk sale is intended to be consummated at the office of TEA ESCROW INC., 13151 Brookhollow St., Garden Grove, CA 92643 and the anticipated sale date is May 1, 1999.

The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of person with whom claims may be filed is TEAM ESCROW INC., 13151 Brookhurst St., Garden CA 92643 and the last day for filing claims by any creditor shall be May 21, 1999, which is the business day before the anticipated sale date specified above.

Dated: April 22, 1999  
 UN SUN LEE, Buyer(s)  
 La Mesa Forum  
 CREDITORS T-5097-1 May 4, 1999

•Santee•

[illegible]

This estate will be held by the fully appointed trustee as shown below at all right title and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made without consent or warranty expressed or implied by the undersigned settlor(s) and/or trustor(s). As to the remaining principal sum of the notes secured by the Deed of Trust, interest thereon estimated less charges and expenses of the Trustee for the total amount of the time of the publication of the Notice of Sale reasonably estimated to be set forth below. The amount may vary from time to time due to fluctuations in the prime rate entrance to the County Courthouse located at West Broadway, San Diego (CA Legal Description \_\_\_\_\_). Amount of unpaid balance and other charge \$117,048.66 (estimated). Street address and any common designation of the property: 819 Poplar Lane, San Jose, CA 95128-1475, 889-1245. No other information regarding the property, such as any nonconformity of the street address and any common designation if any shown herein.

The property heretofore described is being sold to:

California Recovance Company  
Successors by merger to N.A. Mortgage Services, Inc.  
as Trustee; 9331 Corner Avenue, #1030  
Alhambra, CA 91804 Tel: 627-2728 Fax: 627-2729  
Atty: Joe L. Pridemore  
Reg: Joe L. Pridemore Title: President Dte: 4/29/98  
ASAP#66211(50/04/10/1)(V)R(8)

## NOTICE OF TRUSTEE'S SALE

TS No. 99-00634 Loan No. 929164  
Title Order No. 03124943 Investor/Insur-  
surer No. 2218046 APN No. 384-04-  
08-37

YOU ARE IN DEFAULT UNDER DEED OF TRUST, DATED 03/08/1994. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CON

**TACT A LAWYER.** Notice is hereby given that CTC Real Estate Services, FKA CTC Foreclosure Services Corporation, as duly appointed trustee pursuant to the Deed of Trust executed by DENNIS F. TYSALL AND GERRI TYSALL, HUSBAND AND WIFE AS JOINT TENANTS dated 03/08/94 and

recorded 03/11/94, as Instrument N  
1994-0162185, of Official Record  
the office of the County Recorder  
San Diego County, State of California  
will sell on 05/25/99 at 12:00 PM, **THE ENTRANCE TO THE CITY HALL  
EAST, 300 NORTH COAST HIGHWAY  
OCEANSIDE, CA** at public auction,

the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address of said

other common designation, if any, the real property described above purported to be. 8815 A TAMBER WAY SANTEE CA 92071 The und

signed Trustee disclaims any liability for any incorrectness of the street address and other common designation, if a shown herein. The total amount of unpaid balance with interest thereon

the obligation secured by the property to be sold plus reasonable estimates of costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$117,716.41. It is possible that at the time of sale the opening may be less than the total indebtedness. In addition to cash, the Trustee

due. In addition to cash, the trustee may accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code.

Said sale will be made, in an "AS condition, but without covenant or

rant express or implied, regarding possession or encumbrances, to satisfy the indebtedness secured by said Note of Trust, advances thereunder, interest as provided, and the unpaid principal of the Note secured by said Note of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Dated: CTC Real Estate Services, CTC Foreclosure Services Corporation, 400 Countrywide Way, SV-88, Simsbury, CA 93065 Phone (805) 520-5251, Fax (805) 520-5252, E-mail: Sales@info.com (805) 578-6611

or, recorded April 30, 1993 as In- pre  
ment No. 10020267271 of the offi es

trustor recorded April 30, 1993 as instrument No. 199303267271 of the official records of the County Office of San Diego County, California, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash or cashiers check (drawn and payable at the time of sale in lawful money of the United States as specified in section 5102 of the Financial Code). At the south entrance to the County Court house, 220 West Broadway, San Diego, CA all right, title and interest conveyed to and held by said decedent, said decedent in the following described property situated in the above said County and State, as more fully described in the Deed of Trust 1037, Frank Lane, Santee, CA 92071 APN 381-582-10-00. The undersigned Trustee disclaims any liability for any in correctness of the street address and any other common designation, if any, as shown hereon. Said sale will be made but without covenant or warranty, except as to the proper running time, possession, or encumbrances, to pay the remaining principal sum of the trust secured by said deed of trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the deed of trust, estimates, fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to-wit \$114,323.77, dated May 4, 1999 Northwest Mortgage Services, Inc., trustee 6330 Camino Del Rio North, Suite 200, San Diego, CA 92108 (teln: 619-468-9911) 387-7728. Sales Information  
By: Wren Wingham Team A, Authorized Signature Plate 05/04/99, 05/11/99  
05/18/99

•Spring Valley•

NOTICE OF TRUSTEES' SALE  
 No 1998053200137 Loan No  
 6510895 FHA/VA/MI No 044-331661:  
 YOU ARE IN DEFAULT UNDER THE  
 DEED OF TRUST DATED 10/06/1998  
 UNLESS YOU PAY THE TOTAL DUE  
 AMOUNT FOR YOUR PROPERTY, THE  
 SAME WILL BE SOLD AT A PUBLIC SALE. IF YOU  
 NEED AN EXPLANATION OF THE  
 NATURE OF THE PROCEEDING  
 AGAINST YOU, YOU SHOULD CON-  
 SULT A LAWYER. On 10/17/1995 at  
 10:00 A.M. **Lonestar Mortgage  
 Services, LLC** as duly appointed  
 Trustee under and pursuant to Deed of  
 Trust recorded 10/17/1995 as Instru-  
 ment No 1995-0468801 in San Diego  
 County, California, and as the official  
 County Recorder of said San Diego  
 County, State of California, Executed by  
 Jiwon S. Chhina, and Sukhinder

NOTICE OF TRUSTEES SALE'S T.S. N  
1514633A(LOAN NO. 1514633) YOU ARE IN  
DEFAULT UNDER A DEED OF TRUST  
DATED 11/18/92. UNLESS YOU TAKE  
ACTION TO PROTECT YOUR PROPERTY  
IT MAY BE SOLD AT THE COURT'S ORDER.  
FOR AN EXPLANATION OF THE  
NATURE OF THE PROCEEDING AGAINST  
YOU YOU SHOULD CONTACT A  
REALTOR. NOTICE IS HEREBY GIVEN THAT  
THE REAL PROPERTY IS: 8017 SMOKEWOOD  
DRIVE, Santee, CA 92081. The property  
is located in the County of San Diego.  
Public Auction AT THE SOUTH ENTRANCE  
TO THE COUNTY COURTHOUSE  
HOUSE 220 WEST BROADWAY, SAN  
DIEGO, CALIFORNIA ON 5/25/93 AT 10:00  
A.M. The property will be sold at the time  
of sale for cash or cashiers' check drawn on  
a state or national bank, check drawn on a  
state or federal savings and loan association,  
savings association or savings bank, subject  
to the usual terms of sale. The property is  
located in business in California. The sale  
will be made without conveying title, war-  
ranty or implied, regarding title, liens, or  
other encumbrances. For which the obligor  
is secured by the Deed of Trust executed  
by ANGELA WINCHEL, A SINGLE WOMAN,  
AND DENISE A VALENTINE, A SINGLE  
WOMAN as trustor recorded on 11/18/92  
recorded as page 0792-076000 of the  
Official Records, San Diego County.  
The total amount secured by this notice is  
\$141,164. The total amount secured by this  
notice includes the total amount of the unpaid  
principal balance, interest, late charges,  
and reasonable attorney's fees, costs,  
expenses and advances at the time of  
publication of this notice. Dated April  
1999 RICHARD J. CABILLO, ASSISTANT  
VICE PRESIDENT, GERANO REALTY  
SERVICES COMPANY, 10000 WILLOW  
ROAD, CARLSBAD, CALIFORNIA 92008  
(619) 459-4858 FOR SALES INFORMATION  
CALL (619) 361-7728. ASAP36484  
5/11/99

## NOTICE OF TRUSTEE'S SALE

PFC # 30710-26 LOAN # 06910  
OWNER Franklin L. Richardson  
And Stephanie K. Richardson  
YOU ARE IN DEFAULT UNDER  
DEED OF TRUST DATED APRIL  
1993 UNLESS YOU TAKE ACTION  
TO PROTECT YOUR PROPERTY  
MAY BE SOLD AT A PUBLIC SALE.  
YOU NEED AN EXPLANATION  
THE NATURE OF THE PROCEEDINGS  
AGAINST YOU, YOU SHOULD CON-  
TACT A LAWYER

## NOTICE OF TRUSTEE'S SALE

TS, NO 9-022020-TR Loan #1174615 APN # 501-174-50-000  
YOU ARE IN DEFAULT UNDER DEED OF TRUST DATED OCTOBER 26, 1993 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.  
On May 18, 1998 at 10:00 AM, Professional Lenders Alliance, LLC as duly appointed Trustee under and subject to Deed of Trust, recorded on October 29, 1993 as Instrument #93-0726693 of Official Records in the office of the County Recorder in the State of California, Executed by Thomas E. Sage, an unmarried man, and Peggy L. Law, an unmarried woman as tenants in common, will sell at a public auction the highest bidder for cash (payable at the time of sale in lawful money of the United States, by cash or cashier's check drawn by a state or national bank, a check drawn by a federal credit union, or a check drawn by a state or federal savings and loan association, savings association,

savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) at the front steps of the County Courthouse, 220 West Broadway, San Diego, California all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state described in said Deed of Trust.

The property heretofore described is being sold "as is." The street address and other common designation, if any, of the real property described above is purported to be 4004 Cortez Way, Spring Valley, CA 91977.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said promissory note(s), if any, under the terms of said Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust, to-wit, estimated to be \$159,245.30.

Date April 26, 1999 Professional Lenders Alliance, LLC 5 Hutton Centre Drive, Suite 1050 Santa Ana, California 92707 (714) 432-9000 Ext. 334 Eric C. Niles

Re: 04/27/99, 05/04/99, 05/11/99  
CNS1201600.

## NOTICE OF TRUSTEE'S SALE

TS NO 89-01306 Loan NO 7009283  
Title Order NO 0325101 Investor/In-  
surer NO 165857822 APN NO 506-  
110-11-32  
YOU ARE IN DEFAULT UNDER A  
DEED OF TRUST, DATED 08/12/92,  
UNLESS YOU TAKE ACTION TO  
PROTECT YOUR PROPERTY IF YOU  
BE SOLD AT A PUBLIC SALE. IF YOU  
NEED AN EXPLANATION OF THE  
NATURE OF THE PROCEEDING  
AGAINST YOU, YOU SHOULD CON-  
TACT A LAWYER. Notice is hereby  
given that CCR Real Estate Ser-  
vices Corporation, as duly appointed trustee pur-  
suant to the Deed of Trust executed by  
MICHAEL G. CHRISTIANSON, A MAR-  
RIED MAN, AS HIS SOLE & SEPA-  
RATE PARTY DATED 08/12/92, In-  
strument NO 89-01306, Instrument NO  
1990255976, in book page 1154, of  
Official Records in the office of the  
County Recorder of San Diego County,  
State of California, will sell on 05/25/99  
at 12:00PM, AT THE INTERIOR COURT  
HOUSE, 300 NORTH  
G ST. CHILLI VALLEY, 92001, CALIF.  
at public auction, to the highest bidder  
for cash or check as described below,  
payable in full at time of sale, all right,  
title, and interest conveyed to and not  
held by it under said Deed of Trust,  
the property situated in said County of  
State and as more fully described in  
the above referenced Deed of Trust, and  
street address, and other information de-  
scribed therein, and the real property de-  
scribed therein is purported to be 294  
ELM TREE COURT, SPRING VALLEY,  
CALIF 91978, the undersigned Trustee

TS No. : 1999073500045, Loan  
444365010407 NOTICE OF TRU  
UNDER A DEED OF TRUST, D  
ACTION TO PROTECT YOUR PR  
SALE IF YOU WANT TO EXP  
PROCEEDING AGAINST YOU.  
On May 11, 1999 at 10:00 AM,  
at the appointed Trustee under  
02/20/97, as Instrument No. 195  
Records in the office of the Co  
State of California. Executed by  
GROSS, HUSBAND AND WIFE  
HIGHEST BIDDER FOR CASH OF  
of sale in lawful money of the U  
TO THE COUNTY COUNTY OF SAN  
DIEGO, CA. NOTICE HEREBY  
TO LONESTAR MORTGAGE SEC  
conveyed to and now held by it  
it situated in said County and State  
in the above mentioned Deed of  
address and other common d  
described above is purported  
VALLEY AREA, CA 91977  
liability for any incorrectness or  
designation, if any, shown here  
covenant or warranty, expressed  
or encumbrances, to pay the  
noted by said Deed of Trust (a  
note(s), advances, and the und  
charges and expenses of the  
Deed of Trust. The total amount  
secured by the property to b  
expenses and advances at the  
of Sale is \$137,644.15. The  
heretofore executed and the  
Declaration of Default and D  
Default and Election to Sell  
Default and Election to Sell to  
property is located at: 1001  
L.L.C., as Trustee, d/b/a CRISTY  
TRUSTEE'S OFFICE INFORMATION  
1001001001 Boulevard, Suite 2  
MORTGAGE SERVICES, L.L.C.  
TO COLLECT A DEBT ANY IN  
FOR THAT PURPOSE. NPPO

disclaims any liability for any inaccuracy of the street address and other common designation, if any shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$88105.96. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trust will accept as payment in full on a state or national bank, a check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advance thereon and interest thereon provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust. CTEC Real Estate Services FKA CTEC Foreclosure Services Corporation, 400 Countrywide Way, SV-88, San Viliers, CA 93065 Phone: (805) 520-5241, Sales Information (805) 578-6618 B1B S/S/Trustee Sale Officer  
CTE Real Estate Services is a debt collection agency that handles a debt. An information obtained will be used for that purpose. 05/04/1999, 05/11/1999 and 05/18/1999  
CNS1703212

[illegible]





## New facility for Alpine Community Center

**ALPINE**—The Alpine Community Center has completed construction of a new \$1.9 million, 11,700 square foot facility located at 1830 Alpine Boulevard.

Funding for the project came from a variety of fund-raising efforts by community volunteers. The town of only 15,000 has raised more than \$1 million over the past several years (one hundred and thirty-two thousand of that came from grants). The remainder came from a \$1.5 million loan from the USDA Rural Development Program.

"As the only nonprofit community center in the county that operates without benefit of property tax dollars, the Alpine Community Center depends greatly on community support," said Susan Hobbs, President of the Alpine Community Center Board of Directors. "The expanded facility will allow us to better serve the needs of this community." The facility features a "great room" which can be used as a conference facility and a venue for special

events and weddings. The building also has a commercial kitchen and administrative offices. There is also 2,700 square feet of unfinished basement space that will be converted into a teen center and park concession space, as funding allows.

The project architect was Architects Mosher/Drew/Watson/Ferguson and the construction project manager was Kenai Construction Company. T.B. Pennick & Sons was the general contractor.

The Alpine Community Center serves the East County with child care programs for preschool and school age children, summer teen programs, a daily senior citizen lunch program, community education and recreation, tutoring and intergenerational programs for children and seniors. The Center also has a public park facility used for community concerts and other functions.

## TOP MARK

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dining rooms and deluxe master suites with retreats.

Three-car garages, some in separated format, have premium sectional steel roll-up doors.

Phase-one homes offer fall occupancy and there is conventional financing at continuing low levels. Homeowners will pay no Mello-Roos taxes.

Gate-fronted Domaine lies in the midst of the championship 27-hole Steele Canyon Golf Course, one of the county's most challenging and spectacular layouts. The course is augmented by the blue-ribbon facilities of Steele Canyon Country Club, with its striking clubhouse, fine restaurant and lounge, excellent pro shop and other amenities.

In addition, TopMark is constructing along with the initial phase at Domaine, a private recreational clubhouse for the use of Steele Canyon residents, including tennis courts, a resort-scaled pool, sun deck and spa.

There's also the nearby excitement and community resources of the Rancho San Diego and Jamul areas, a superb East County

environment for family living.

While enjoying a low-density, semirural ambiance and breathtaking foothill views, the luxurious Steele Canyon enclave remains within 25 minutes commute time to downtown San Diego and Mission Valley.

Backed by the seasoned expertise and corporate strength of Top Mark Communities LLC, Domaine introduces a collection of distinctive residences in a nicely landscaped pastoral valley east of Mt. Helix. Home sites are a minimum 13,000 square feet.

Features to conserve water and energy and promote home safety are included in the homes. These include low-flow toilets and shower heads, setback thermostats, pre-plumbing for circulating hot water, finished walls and ceilings in garages, double-layer roof felt, overhead copper plumbing, security-system pre-wiring, post-tension foundation systems and automatic garage-door openers for double doors.

Steele Canyon is near schools for all ages, including Valhalla High, ballfields, parks and picnic areas, fashionable shopping and restaurants, houses of worship, modern medical facilities and full civic services.

Visitors to Domaine could take Jamacha Road north, from Highway 94, head right on Willow Glen Road, right on Steele Canyon Road, left on Jamul Drive, left on Fowler Canyon Road, and follow the sign to the TopMark presales office. Hours are 10 a.m. to 5 p.m., Thursday through Monday. For more information, one may call 579-7122.

## Poppy campaign benefits veterans

**SANTEE** — Members of Veterans of Foreign Wars (VFW) Post 9327 and its ladies' auxiliary will be distribute Buddy Poppies at various locations throughout Santee from 9 a.m. to 4 p.m. on May 15 and again on May 16. Proceeds benefit disabled and needy veterans and the widows and orphans of deceased veterans in the community.

For more information, one may call 562-4022.

## Shelter offers 'two fur one' cat adoptions

**SAN DIEGO** — May is the beginning of kitten season, and each year animal shelters throughout San Diego County are impacted by litters of kittens.

In an effort to increase adult cat adoptions, the San Diego Humane Society and SPCA will offer a Two-Fur-One promotion on adult cat adoptions. From May 1 through May 16, adopters will be able to adopt two adult cats, six months or older, for the regular one-cat adoption price of \$75.

For more details on the Two-Fur-One cat adoption promotion, visit the San Diego Humane Society and S.P.C.A. at 887 Sherman Street, during business hours or one may call 299-7012.